

Prepared By: Mark A. Hosterman, Esquire  
Marjorie A. Brown, Esquire  
Wisler Pearlstine, LLP  
Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

Return To: Same as above

**EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS**

**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-14**

**BERKEY-HIGH MINOR SUBDIVISION**

**ACCEPTANCE OF DEEDS OF DEDICATION  
OF ULTIMATE RIGHT-OF-WAYS ALONG  
SANATOGA ROAD (S.R. 1034) AND OLD SCHUYLKILL ROAD (T-532)**

**WHEREAS, CARL R. BERKEY and ROBERT E. HIGH**, (“Grantors”) are the owners of certain tracts of land situate in East Coventry Township, Chester County, Pennsylvania (the “Premises”), which lands have been subdivided in accordance with a minor subdivision plan and have frontage along Sanatoga Road (S.R. 1034) and Old Schuylkill Road (T-532); and

**WHEREAS**, the Grantors, for and in consideration of **One Dollar (\$1.00)**, desire to dedicate to East Coventry Township (“Grantee”) for public use and enjoyment the ultimate right-of-ways along Sanatoga Road and Old Schuylkill Road by Deeds of Dedication; and

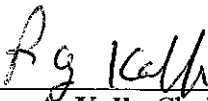
**WHEREAS**, the Grantee, by adoption of this Resolution, accepts the Deeds of Dedication and the parcels of ground, more particularly described in Exhibit “A” attached hereto

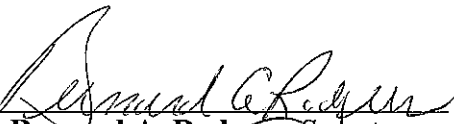
and made a part hereof, and further identified as part of Tax Parcel Nos. 18-4-66 and 18-4-65.1, as and for public roads or highways.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Coventry Township Board of Supervisors accepts the Deeds of Dedication for the described properties to have and to hold, forever, as and for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 11<sup>th</sup> of June, 2012 by the Board of Supervisors of East Coventry Township for acceptance and recording.

**EAST COVENTRY TOWNSHIP**

By:   
**Ray A. Kolb, Chairman**

Attest:   
**Bernard A. Rodgers, Secretary**

**Legal Descriptions  
Sanatoga Road and Old Schuylkill Road Right-of-Ways**

**EXHIBIT "A"**



# Bercek and Smith Engineering, Inc.

Civil Engineering | Land Surveying

Formerly Conver and Smith Engineering, Inc.  
358 Main Street  
Royersford, PA 19468

Thomas F. Smith, PE, PLS, President

Phone: (610) 948 - 8947  
Fax: (610) 948 - 3261  
E-mail: mail@bercekandsmith.com

Michael Bercek, PLS, Vice President

C-08-119

## DESCRIPTION OF THE SOUTHERLY PORTION OF SANATOGA ROAD TO BE OFFERED FOR DEDICATION TO EAST COVENTRY TOWNSHIP BY ROBERT E. HIGH

ALL THAT CERTAIN tract of land being the Southerly portion of Sanatoga Road, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision Plan for Carl R. Berkey and Robert E. High, prepared by Conver and Smith Engineering, Inc., Royersford, Pennsylvania, dated December 11, 2008, last revised May 24, 2012, Plan No. C-08-119.

BEGINNING at a corner in the titleline of Sanatoga Road (SR-1034) (legal right-of-way: 33.00 feet wide; ultimate right-of-way: 50.00 feet wide), the said corner being also North 37 degrees 20 minutes 47 seconds East 21.55 feet, measured along the said titleline in Sanatoga Road from the intersection of the titleline in Old Schuylkill Road (T-532) (legal right-of-way: 40.00 feet wide; ultimate right-of-way: 60.00 feet wide); thence from the place of BEGINNING, along the titleline in Sanatoga Road, North 37 degrees 20 minutes 47 seconds East 236.60 feet to a corner of lands of Dennis R. Eves, referred to as U.P.I. # 18-4-85; thence along the same, crossing the bed of Sanatoga Road, South 52 degrees 24 minutes 13 seconds East 25.00 feet to a corner on the Southerly ultimate right-of-way line of Sanatoga Road; thence along the same, the two (2) following courses and distances: 1.) South 37 degrees 20 minutes 47 seconds West 216.12 feet to a corner, a point of curve, and 2.) along a curve to the left, having a radius of 20.00 feet, through a central angle of 89 degrees 13 minutes 48 seconds, and an arc distance of 31.15 feet (Chord: South 07 degrees 16 minutes 07 seconds East 28.09 feet) to a corner on the Easterly ultimate right-of-way line of Old Schuylkill Road; thence along the same, along a curve to the Northwest, having a radius of 1,030.00 feet, through a central angle of 02 degrees 29 minutes 19 seconds, and an arc distance of 44.74 feet (Chord: North 53 degrees 07 minutes 41 seconds West 44.73 feet) to the place of BEGINNING.

A plan of which is attached as exhibit 'A'.

CONTAINING 5,991 square feet of land, be the same more or less.

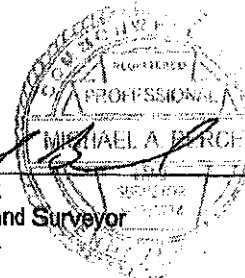
BEING A PART OF the same premises which Joseph Earl Pennypacker and Mary S. Pennypacker, his wife, by Deed dated January 6, 1972, and recorded in the Office for the Recording of Deeds in and for the County of Chester, in Deed Book K-40, Page 340, granted and conveyed unto Robert E. High and Virginia High, his wife, in fee.

BEING A PART OF U.P.I. # 18-4-85.1

Dated: May 24, 2012

CERTIFIED BY:

Michael Bercek  
Professional Land Surveyor  
No. SU-060774





**SANATOGA ROAD**  
**SP-1034**

Legal Right-of-Way Line  
LEGAL RIGHT OF WAY

LEGAL RIGHT OF WAY

CONCRETE  
MONUMENT  
(SET)

352

R=1030.00'  
Δ=229°19'  
A=44.74'  
CH=+N53°07'41"W  
44.73'

CONCRETE  
MONUMENT  
(SET)

N37°20'47"E

R=20.00'  
Δ=89°13'48"  
A=31.15'  
CH=←S07°16'  
28.09'

Diagram illustrating the relationship between the Ultimate Right-of-Way Line and the Feedback Lines. The diagram shows a 50-foot wide area between the lines, with a 25-foot offset from the centerline.

CONCRETE  
MONUMENT  
(SET)

 Existing  
Masonry  
Milkhouse

Existing  
Framed  
Workshop

OLD SCHUYLKILL ROAD  
T-532  
N 45.4

R=1030.00'  
Δ=7°05'41"  
A=127.54'  
CH=←N48°20'11"  
127.46'



**Bercek and Smith Engineering, Inc.**

Civil Engineering | Land Surveying

358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Fax : 610-948-3261

#### ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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### ***Plan for Dedication of Right of Way***

CARL R. BERKEY AND ROBERT E. HIGH

### East Coventry Township

**Chester County, PA**

**May 24, 2012**

Plan No. S-08-119

Sheet 01 of 03



# **Bercek and Smith Engineering, Inc.**

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358 Main Street

Royersford, PA 19468

Thomas F. Smith, PE, PLS, President

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Fax: (610) 948 - 3261

E-mail: mail@bercekandsmith.com

Michael Bercek, PLS, Vice President

C-08-119

## **DESCRIPTION OF THE EASTERLY PORTION OF OLD SCHUYLKILL ROAD TO BE OFFERED FOR DEDICATION TO EAST COVENTRY TOWNSHIP BY ROBERT E. HIGH**

**ALL THAT CERTAIN** tract of land being the Easterly portion of Old Schuylkill Road, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision Plan for Carl R. Berkey and Robert E. High, prepared by Conver and Smith Engineering, Inc., Royersford, Pennsylvania, dated December 11, 2008, last revised May 24, 2012, Plan No. C-08-119.

**BEGINNING** at the titleline intersection of Old Schuylkill Road (T-532) (legal right-of-way: 40.00 feet wide; ultimate right-of-way: 60.00 feet wide) and Sanatoga Road (SR-1034) (legal right-of-way: 33.00 feet wide; ultimate right-of-way: 50.00 feet wide); thence from the place of **BEGINNING**, along the titleline in Sanatoga Road, North 37 degrees 20 minutes 47 seconds East 21.55 feet to a corner on the Easterly ultimate right-of-way line of Old Schuylkill Road; thence along the same, along a curve to the Southeast, having a radius of 1,030.00 feet, through a central angle of 09 degrees 35 minutes 00 seconds, and an arc distance of 172.28 (Chord: South 49 degrees 34 minutes 50 seconds East 172.08 feet) to a corner, a point of compound curve; thence continuing along a curve to the Southeast, having a radius of 4,590.00 feet, through a central angle of 01 degree 24 minutes 38 seconds, and an arc distance of 113.00 feet (Chord: South 44 degrees 05 minutes 01 second East 112.99 feet) to a corner in line of lands of Carl R. Berkey; thence along the same, crossing the bed of Old Schuylkill Road, South 44 degrees 36 minutes 47 seconds West 29.67 feet to a corner in the aforementioned titleline of Old Schuylkill Road; thence along the same, North 45 degrees 44 minutes 13 seconds West 281.86 feet to the place of **BEGINNING**.

**CONTAINING** 8,607 square feet of land, be the same more or less.

A plan of which is attached as exhibit 'A'.

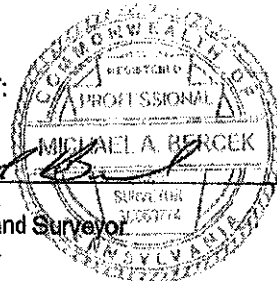
**BEING A PART OF** the same premises which Joseph Earl Pennypacker and Mary S. Pennypacker, his wife, by Deed dated January 6, 1972, and recorded in the Office for the Recording of Deeds in and for the County of Chester, in Deed Book K-40, Page 340, granted and conveyed unto Robert E. High and Virginia High, his wife, in fee.

**BEING A PART OF U.P.I. # 18-4-65.1.**

Dated: May 24, 2012

CERTIFIED BY:

  
Michael Bercek  
Professional Land Surveyor  
No. SU-060774







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BEGINNING at a corner in the titleline of Old Schuylkill Road (T-532) (legal right-of-way: 40.00 feet wide; ultimate right-of-way: 60.00 feet wide), a corner of this and lands of Robert E. and Virginia High, the said corner being also South 45 degrees 44 minutes 13 seconds East 281.86 feet, measured along the titleline in Old Schuylkill Road from the intersection of the titleline of Old Schuylkill Road and the titleline in Sanatoga Road (SR-1034) (legal right-of-way: 33.00 feet wide; ultimate right-of-way: 50.00 feet wide); thence from the place of BEGINNING, crossing the bed of Old Schuylkill Road, North 44 degrees 38 minutes 47 seconds East 29.67 feet to a corner on the Easterly ultimate right-of-way line of Old Schuylkill Road; thence along the same, along a curve to the Southeast, having a radius of 4,590.00 feet, through a central angle of 03 degrees 40 minutes 55 seconds, and an arc distance of 294.97 feet (Chord: South 41 degrees 32 minutes 14 seconds East 294.91 feet) to a corner in line of lands of Dennis R. Eves, referred to as U.P.I. # 18-4-65; thence along the same, re-crossing the bed of Old Schuylkill Road, South 36 degrees 56 minutes 47 seconds West 31.48 feet to a corner in the aforementioned titleline of Old Schuylkill Road; thence along the same, North 41 degrees 17 minutes 55 seconds West 299.21 feet to the place of BEGINNING.

A plan of which is attached as exhibit 'A'.

CONTAINING 9,442 square feet of land, be the same more or less.

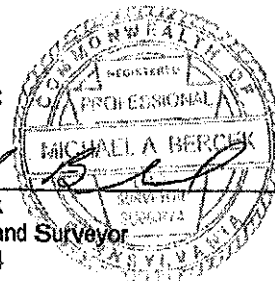
BEING A PART OF the same premises which Carl R. Berkey and Kathie Lee Berkey, husband and wife, by Deed dated July 31, 1991, and recorded in the Office for the Recording of Deeds in and for the County of Chester, in Record Book 2543, Page 30, granted and conveyed unto Carl R. Berkey, in fee.

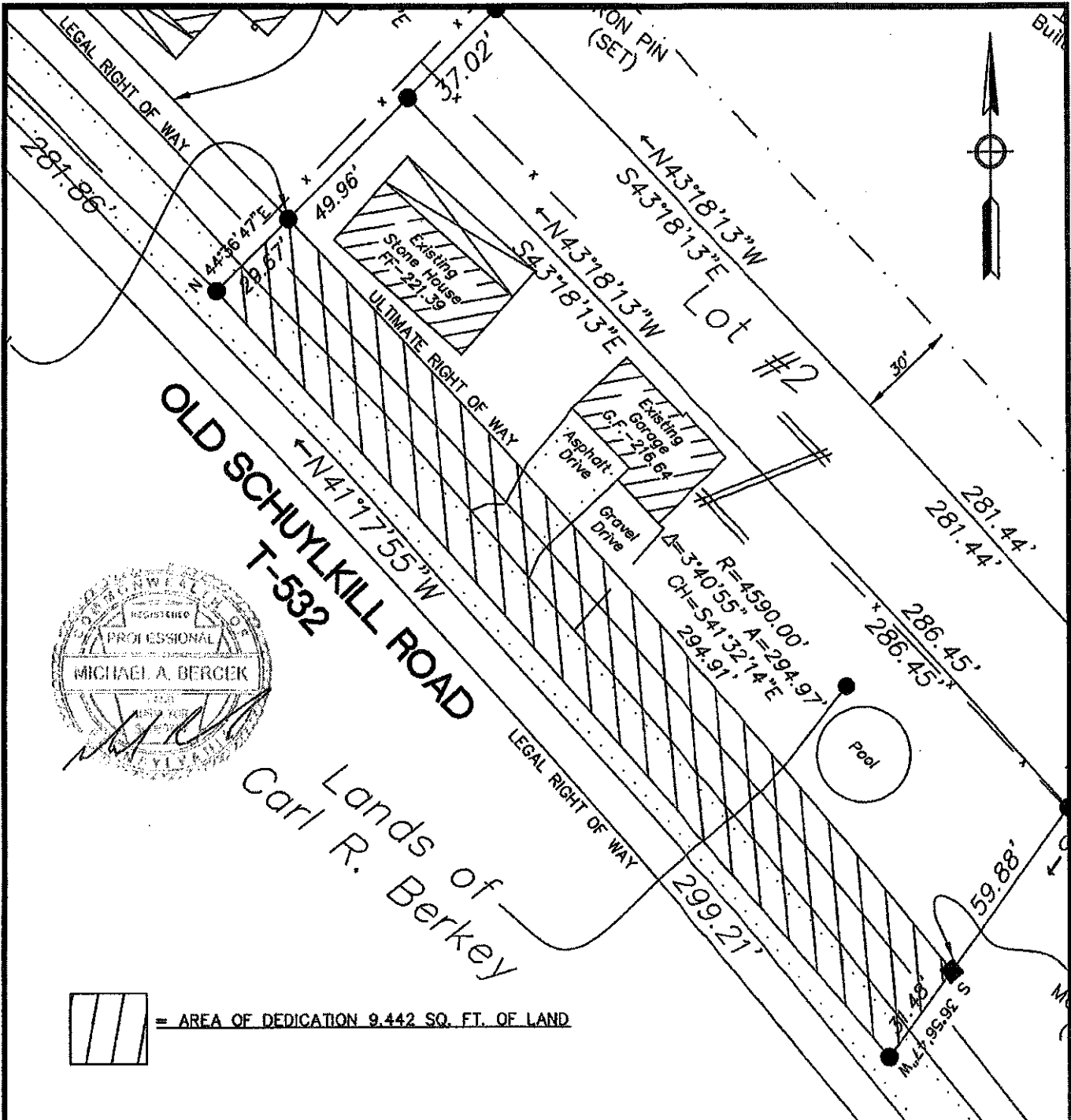
BEING A PART OF U.P.I. # 18-4-66

Dated: May 24, 2012

CERTIFIED BY:

  
Michael Bercek  
Professional Land Surveyor  
No. SU-060774





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Plan for Dedication of Right of Way

**CARL R. BERKEY AND ROBERT E. HIGH**

East Coventry Township

Chester County, PA

May 24, 2012

Plan No. S-08-119

Sheet 03 of 03